

MEETING REPORT NO. 13

PROJECT: **Town of Needham Downtown Study**

DATE: 11 May 2007

LOCATION: Needham Public Library

PRESENT: Downtown Study Committee (DSC)

Kate Fitzpatrick	Town Manager
Lee Newman	Planning Director
Nicole Bourassa	Assistant Planner
Joyce Moss	Economic Development Officer
Paul Good	Chair, Needham Community Revitalization Committee & YMCA
Bob Hentschel	Property Owner (Petrini Corporation)

YMCA Needham

Len Romano
Kathy Lozano

VFW Needham

Joseph Borrelli

DiNisco Design Partnership (DDP)

Kenneth DiNisco
Jon Oxman

1. PURPOSE

- 1.1. A potential opportunity has been identified for a partnership of the YMCA with several property owners for the development of a YMCA facility. The purpose of this meeting was to gather input on existing conditions and programmatic requirements.

2. LOCATION

- 2.1. The location in question includes the MBTA Junction Station parcel and adjacent parcels including the new Petrini office building, YMCA, Roche parking lot, and VFW.

3. PROGRAMMATIC REQUIREMENTS

3.1. The basic idea is to develop a YMCA facility by consolidation of parking which would include surface parking and / or a parking structure. The existing VFW facility could either remain or be replaced. A summary of the program includes the following components:

- YMCA – For planning purposes assume a 50,000 – 60,000 GSF facility to include:
 - Shallow therapy pool (30 x 40 FT) or no pool (In which case the YMCA might keep their pool facility on Great Plain Avenue).
 - Gym (Comparable size to Eliot School gym).
 - Fitness Center (10,000 SF).
 - Locker Rooms.
 - Child Care (4,000SF).
- VFW – The existing one story facility satisfies their programmatic requirements. There are 300 members. The facility includes:
 - Banquet Hall with kitchen, which is also rented out
 - Lounge open from 2 PM – 7PM
- Parking:

• YMCA	125 spaces
• Petrini Office Building	50
• VFW (including MBTA rental parking)	100
• <u>Roche Brothers Employee Parking</u>	<u>30</u>
• TOTAL	305 spaces

3.2. Potential additional program components that were discussed include:

- 10,000 GSF of medical related use to be included in YMCA building. This would complement the existing Hospital, medical offices in this area as a medical based wellness center concept.
- Additional parking to include: 143 displaced spaces from Needham Heights station if a residential development occurs on that site.

4. EXISTING CONDITIONS

4.1. Existing Conditions include:

- VFW has agreement for another 10 years with MBTA for rental parking.
- Groundwater level is 4 FT.

The discussions of this meeting are recorded as understood by the writer. Please advise the writer of any omissions or corrections.



Jon Oxman AIA
DiNISCO DESIGN

JAO/

cc: DSC
Kenneth DiNisco
Richard Rice

Enclosure: 1. Drawing: Existing Site Plan – YMCA Alternative Development Scenario (05/11/07).



Existing Site Plan - YMCA Alternative Development Scenario
Lower Chestnut Street Business District, Needham Downtown Study